



Skipton Close | Bedlington | NE22 6NP

Offers In Excess Of £180,000

Updated and extended to the rear this is another lovely home in the ever popular Hazelmere estate. Ideally located for schools, transport links and local amenities. Three bedroom semi detached home which offers lounge, extended kitchen diner, and downstairs cloaks. The first floor has three bedrooms and a family bathroom. Externally it has a private rear garden which backs onto open fields and a lawned front garden with driveway leading to garage. Early viewing is essential to avoid disappointment.

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Semi Detached House

Front & Rear Garden

Three Bedroom

Driveway & Garage

Downstairs Wc

Freehold

Popular Location

EPC:D/ Council Tax:C

For any more information regarding the property please contact us today

Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator.

Downstairs wc 2.71ft x 5.78ft (0.82m x 1.76m)

Low level wc, wash hand basin (set in vanity unit), laminate flooring, double glazed window, cladding to walls.

Lounge 11.99ft x 14.24ft (3.65m x 4.34m)

Double glazed window to front, single radiator, fire surround with electric fire, television point, coving to ceiling.

Extended Kitchen 21.63ft x 15.69ft (6.59m x 4.78m)

Double glazed window to side, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge freezer, wine fridge, space for dishwasher, laminate flooring, spotlights, double glazed patio doors, skylights.

First Floor Landing

Loft access, built in storage cupboard.

Loft

Partially boarded, pull down ladders.

Bedroom One 8.70ft x 13.44ft into wardrobes (2.65m x 4.09m)

Double glazed window to front, double radiator, fitted wardrobes and drawers, coving to ceiling, television point.

Bedroom Two 9.10ft x 9.44ft (2.77m x 2.87m)

Double glazed window to rear, single radiator, coving to ceiling, television point.

Bedroom Three 9.03ft x 6.05ft (2.75m x 1.84m)

Double glazed window to rear, single radiator, coving to ceiling, television point.

Bathroom 6.03ft x 6.13ft (1.83m x 1.86m)

Three piece suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to side, heated towel rail, cladding to walls and ceiling, extractor fan.

External

Front garden laid mainly to lawn, block paved driveway. Rear garden laid mainly to lawn, bushes and shrubs.

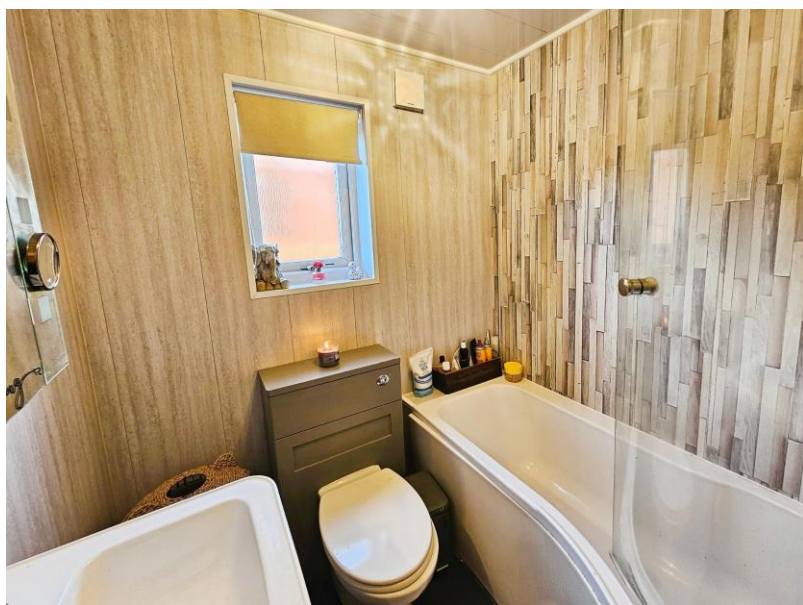
Garage

Single attached garage, roller door, power and lighting, water supply, plumbed for washing machine.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: Garage & Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

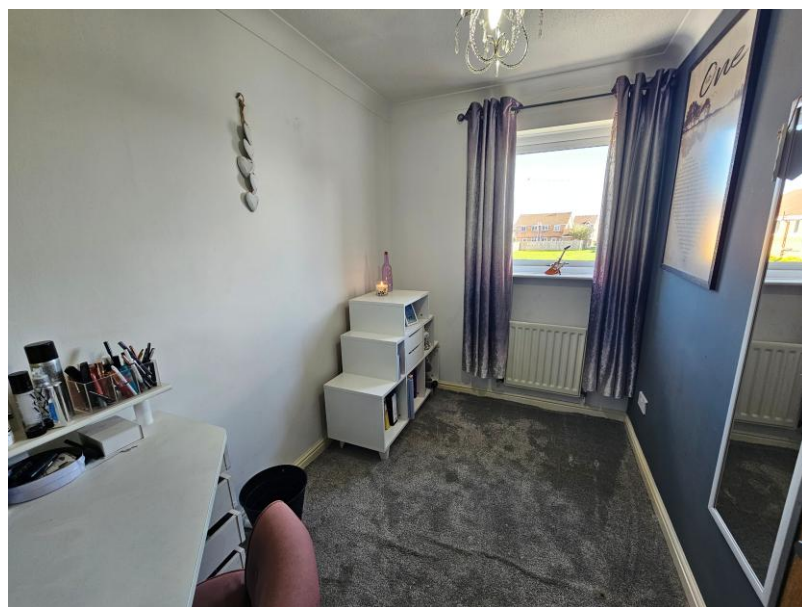
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.